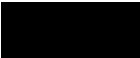
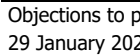


**From:**   
**To:**   
**Subject:** Objections to proposed development at Pincents Lane and extension of Tilehurst Settlement Boundary  
**Date:** 29 January 2025 21:07:59

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LPR Proposed Main Modifications (MM) Nov 2024 i.e.: Land East of Pincents Lane (TIL13) and also the Proposed extension of the Tilehurst Settlement Boundary (PMC5, Annex E)

Dear sir/madam,

I wish to object to the above referenced article and the recent proposal to include Pincents Lane (Site TIL13, as referred to in the Schedule of Proposed Main Modifications (MM) - November 2024)), and as well as that, to the Proposed Changes to the Policies Map as amended 16 Dec 24 re PMC12 where these both propose:

- The inclusion of the Land East of Pincents Lane as a development site
- The proposal to extend the Tilehurst Settlement Boundary

My objections are:

1/ Ignoring the wishes of local people

The development of this land into a housing estate has already been turned down 3 times for very valid reasons. The fact it is being considered yet again shows little respect for the local people who have worked hard in voicing their opinions, yet are being pushed into something they do not want for many reasons.

2/ Change in Tilehurst Settlement Boundary Proposals (PMC5: Annex E)

This change is a blatant attempt to bring the proposed Pincents Lane development into a position where the council can simply justify putting housing there without further consultation. Again the people's wishes, made clear over the last couple of decades, is being ignored.

3/ Traffic

Traffic was one of the main reasons the proposal has been turned down many times. At weekends and at rush hours the Junction 12 (M4) area and retail park at Junction 12 are heavily congested. Add to that all the extra cars coming out of Pincents Lane as well, then the problem will be much worse than it already is.

4/ Opening the entrance at City Road

If this entrance was made larger and traffic could travel from Little Heath Road to the retail complex at Junction 12, this would mean a congestion problem for the Little Heath area as well as more traffic hitting the retail park, the A4 and Junction 12 from the north. Little Heath and surrounding area has 3 schools and traffic is intolerable at rush hour. There is

also a stables at the top of Little Heath Road and the nightmare for the horses that are taken and ridden regularly along this road would be considerable.

#### 5/ Amenities

All schools, dentists and surgeries are full as far as I know, so adding more houses to an already oversubscribed area is bound to exacerbate the situation.

One of the really nice things about this area is that there is green space. We live not far from Pincents Lane in Highbury Road and it is really nice to walk down the lane to the retail complex without much traffic. Housing developments are already taking place in Dorking Way and now Theale and also Sulham woods is being nibbled away. We are expected to just accept everything without a fuss. I know lots of people are objecting but getting fed up with having to fight this on such a regular basis,. Surely 3 times means no?

Thank you for your time and consideration.

Dr Carol Brickley